



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Executive Office of the Mayor

Office of the Deputy Mayor for Planning and Economic Development

3813-3815 & 3825-29 Georgia Ave Pre Offer Conference May 7, 2008





Conference Agenda

1. Introduction

2. Project Description

- Project Overview
- Key Project Elements
- Selection Process Timeline

3. Offer Requirements

4. Question & Answer Session

5. Site Tour



Introduction

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3825-29 Georgia Ave NW Overview

- **SSL:** 3028 0818
- **Address:** 3825-29 Georgia Ave NW
- **Ward :** 4
- **Land Area:** 5,757 SF
- **Condition:** Unimproved





3825-29 Georgia Ave NW Overview

- Permitted uses under current zoning (C-3-A) include matter of right development for office, residential, and retail uses.
- Allowable height under current zoning is 65 feet, up to 90 feet if developed as a PUD.
- Allowable FAR under current zoning is 2.5 to 4.0, or up to 4.5 if developed as a PUD.
- Max Lot Occupancy=75% for residential use.

3813-3815 Georgia Ave NW Overview

- **SSL:** 3028 0051 (3813 Georgia Ave); 3028 0052 (3815 Georgia Ave)
- **Ward:** 4
- **Land Area:** 3,729 SF (combined)
- **Condition:** Two vacant, two story plus basement containing a combined 4,815 SF gross area





3813-3815 Georgia Ave NW Overview

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- Allowable height under current zoning is 65 feet, up to 90 feet if developed as a PUD.
- Allowable FAR under current zoning is 2.5 to 4.0, or up to 4.5 if developed as a PUD.
- Max Lot Occupancy=75% for residential use.



Key Project Elements

- Historical Landmark Application Pending for 3815 Georgia Ave NW (Former Billy Simpson Restaurant)
- No Subdivision of 3813 Georgia Ave from 3815 Georgia Ave
- LSDBE Equity & Development Participation
- Business & Employment Opportunities for Ward 4 businesses and residents



Selection Process Timeline

SELECTION PROCESS TIMETABLE (SUBJECT TO CHANGE)	
Issuance of Solicitation	April 25, 2008
Pre-Offer Conference and Site Visit	May 7, 2008
Proposal Due Date (at 5:00 PM EST)	July 11, 2008
ODMPED Determination of Responsive Offers	July 18, 2008
Meeting with Offerors	August 1, 2008
Selection of Offerors for Short List (if necessary)	August-08
Meetings with Short List Offerors	September-08
Tours of Offerors' Projects	September-08
Offerors' Presentations to the Community	September-08
Selection of Offeror	October-08



Offer Requirements

- \$25,000 deposit must be submitted for each site by each offer in the form of standby letter of credit
- The selected Offeror will be expected to submit an earnest money deposit to be negotiated prior to the execution of the development agreement with the District
- LSDBE equity and development agreements must be closed prior to closing on the disposition
- The selected offer will be binding and will not be re-traded
- **Refer to Section 4 of Solicitation for Offers for more details**



Offer Requirements

Key Evaluation Criteria

1. Provide at least 20% equity and development opportunities for LSDBEs and contracting opportunities for CBEs;
2. Stakeholder concerns and requirements listed in Section 1.3 of Solicitation for Offers;
3. Stimulate pedestrian activities and include vibrant streetscapes;

Refer to Section 3 of Solicitation for Offers for further detail



Questions and Answers



ODMPED will post definitive answers to questions submitted today on the website, <http://dcbiz.dc.gov>, by close on Monday, May 12, 2008
